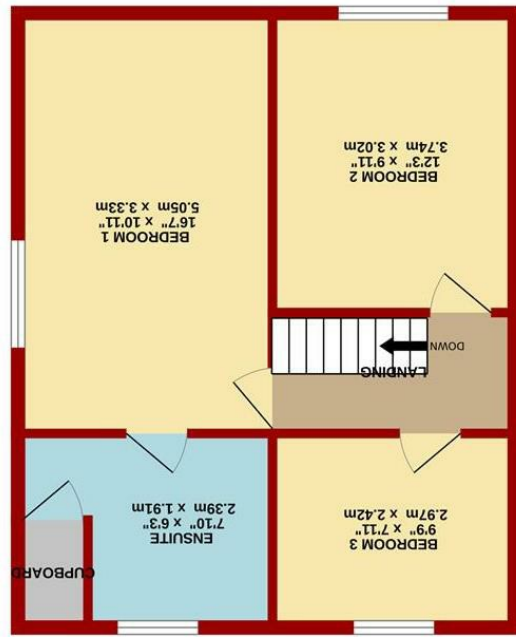
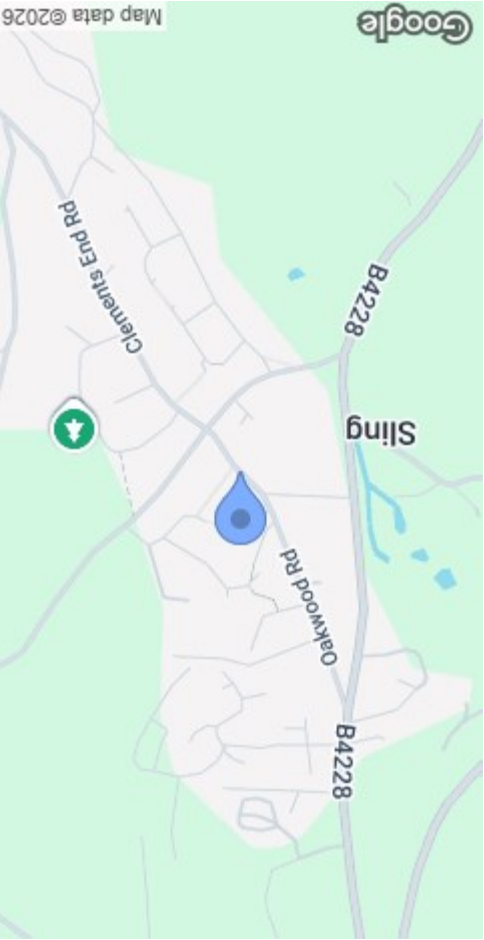




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



1ST FLOOR
 536 sq.ft. (49.8 sq.m.) approx.



GROUND FLOOR
 648 sq.ft. (60.2 sq.m.) approx.

TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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2 Strathmore Gardens
 Sling, Coleford GL16 8JQ

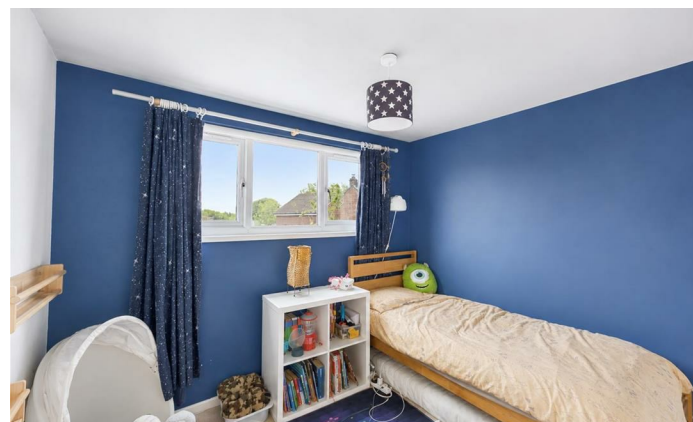
£300,000

A SPACIOUS AND VERSATILE FOUR-BEDROOM FAMILY HOME offering generous, well-presented accommodation across two floors, tucked away in the popular village of Sling in the heart of the Forest of Dean.

With a practical ground floor bedroom and bathroom – ideal for multi-generational living or guests – alongside a characterful lounge with original floorboards and feature fireplace, a separate dining room opening onto the rear garden, and a large master bedroom with en-suite, this home offers real flexibility for a variety of buyers.

Outside, a five-bar gate leads to a substantial driveway with parking for multiple vehicles. The enclosed rear garden is a genuine highlight – a generous lawned space with a patio seating area and two useful outbuildings, all framed by mature hedging for privacy.

Sling sits on the edge of one of England's most beautiful landscapes, with the Forest of Dean on the doorstep – miles of walking and cycling trails, independent shops, cafes and a thriving community. Coleford town centre is minutes away with supermarkets, schools, cinema and restaurants, while the M50 and M48 motorways are within easy reach for commuters.



PORCH

8'05 x 5'11 (2.57m x 1.80m)

UPVC double glazed entrance door, radiator, power points and storage cupboard.

ENTRANCE HALLWAY

Central hallway giving access to all ground floor rooms, with staircase to first floor.

KITCHEN

9'09 x 10'09 (2.97m x 3.28m)

Fitted with a range of base, wall and drawer units with rolled edge worktops, one-and-a-half bowl sink, space for cooker, washing machine, dishwasher and fridge freezer. Wall-mounted gas combi boiler, part-tiled walls, double glazed windows to front and side

LOUNGE

10'07 x 14'11 (3.23m x 4.55m)

A warm and characterful reception room with original floorboards, feature fireplace with gas fire, and front-aspect double glazed window.

DINING ROOM

11'09 x 10'04 (3.58m x 3.15m)

Original floorboards, understairs storage, and double doors leading directly to the rear garden – ideal for entertaining.

BEDROOM FOUR

10'00 x 8'02 (3.05m x 2.49m)

A versatile ground floor room, equally suited as a bedroom, home office or playroom.

BATHROOM

White suite comprising panelled bath with shower over, WC and wash hand basin, part-tiled walls.

LANDING

Providing access to all first floor bedrooms.

BEDROOM ONE

16'07 x 10'11 (5.05m x 3.33m)

A substantial master bedroom with en-suite shower room.

EN-SUITE

7'10 x 6'03 (2.39m x 1.91m)

WC, wash hand basin and corner shower enclosure with eaves storage.

BEDROOM TWO

12'03 x 9'11 (3.73m x 3.02m)

Generous double with original floorboards and front-aspect window

BEDROOM THREE

9'09 x 7'11 (2.97m x 2.41m)

Good-sized single or smaller double with rear-aspect window.

OUTSIDE

Large driveway to front with five-bar gate, lawned front garden with raised flower beds. Enclosed rear garden with patio, lawned area, two outbuildings and mature hedging boundaries.

SERVICES

Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent Water

LOCAL AUTHORITY

Council Tax: Band C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along to the next set of traffic lights and proceed straight over and continue along for approximately one mile bearing left to Sling, continue along Oakwood Road where the property can be found on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

